

Indiana Brownfields Redevelopment

Redevelopment Resource Guide



Photo courtesy of Lisa Walters

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Photo courtesy of Lisa Walters



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PREFACE

Brownfields Redevelopment Resource Guide

The Indiana Interagency Brownfields Task Force, an affiliation of state and federal agencies dedicated to responsible brownfields redevelopment, is pleased to present the **Indiana Brownfields Redevelopment Resource Guide**. This document was developed to aid stakeholders, such as local governments, local businesses and other interested groups, through the brownfields redevelopment process using resources provided by the agencies represented on the Task Force. A complete listing of Task Force member agencies and contacts is provided on page 3.

The Resource Guide provides stakeholders with suggestions for a successful brownfields redevelopment project, from inception to completion. Also, the document lists agency contacts and programs for technical, financial, public health, planning, and community education and outreach services for brownfields redevelopment.

This document is intended for use by stakeholders who are in the beginning stages of the brownfields redevelopment process as well as for those who are further along in the process.

Please contact the Indiana Department of Environmental Management (IDEM) Brownfields Program with suggestions and comments on how to make this document more informative or user-friendly.



"It makes sense for local communities to take advantage of sites that are empty because of real or perceived environmental problems. These sites typically have all of the services already in place which make them more cost effective, and at the same time help rebuild the neighborhoods in which they're found."

Joe Kernan
Lt. Governor





INTRODUCTION

Brownfields Redevelopment Resource Guide

The state of Indiana defines a brownfield as an industrial or commercial property that is abandoned, inactive, or underutilized, on which expansion or redevelopment is complicated due to actual or perceived environmental contamination.

As undeveloped land continues to disappear, we recognize the need to redevelop and reuse land that has viable buildings and infrastructure. But where real or perceived contamination makes the potential environmental liability unknown, prospective purchasers often are unwilling to assume the risk of undetermined potential cleanup costs. The result is that properties remain idle and communities lose tax revenue.

Brownfields redevelopment is not a new concept. Communities have been participating in brownfields redevelopment for many years. It has been just within the past few years that the term brownfields has been used to describe these properties.

Brownfields range from large, heavy industrial complexes to small, abandoned mom-and-pop gas stations. It is important to realize the benefits these properties add to a community's long term economic plan. Redeveloping properties adds benefits such as rejuvenating vacant buildings, increasing the tax base, creating new job opportunities and reducing blight. The presence of existing buildings, infrastructure and access to transportation resources can lower costs to a potential developer. Brownfield properties, when redeveloped into city buildings, community centers and parks, can offer significant contributions to communities.

Successful brownfields redevelopment requires that stakeholders communicate with the public about redevelopment plans and community needs. This facilitates much-needed public participation in making the best redevelopment decisions for the community and provides a forum where economic, housing and other concerns can be addressed.

In January 1995, the U.S. Environmental Protection Agency announced the Brownfields Action Agenda, which outlined EPA's activities and future plans to help states and local entities implement and realize the Brownfields Economic Redevelopment Initiative.

In the 1997 legislative session, the Indiana General Assembly (sponsored by Senators Gard, Kenley, Simpson,

Miller, Zakas and Hume and Representatives Kuzman, Wolkins and Bosma) created the Environmental Remediation Revolving Loan Fund to provide financial assistance to cities, towns and counties for identification, assessment, remediation, demolition and other costs incurred in redeveloping brownfields. The legislation dedicated \$10 million over a three year period for brownfields redevelopment.

In June 1997, IDEM created its Brownfields Program in conjunction with EPA's Brownfields Initiative. IDEM's goal is to serve as the facilitator in addressing state and federal environmental issues regarding brownfields redevelopment. IDEM realized that the best way to achieve this goal was to involve all state and federal agencies that have brownfields redevelopment interests. Thus, the Indiana Inter-agency Brownfields Task Force was formed to provide Indiana's public and private redevelopment stakeholders with the resources for success. As part of that initiative, this Resource Guide was created.

This Resource Guide is a simplified approach to brownfields redevelopment, with a key goal of assisting communities in the planning, remediation and redevelopment of their brownfield properties.

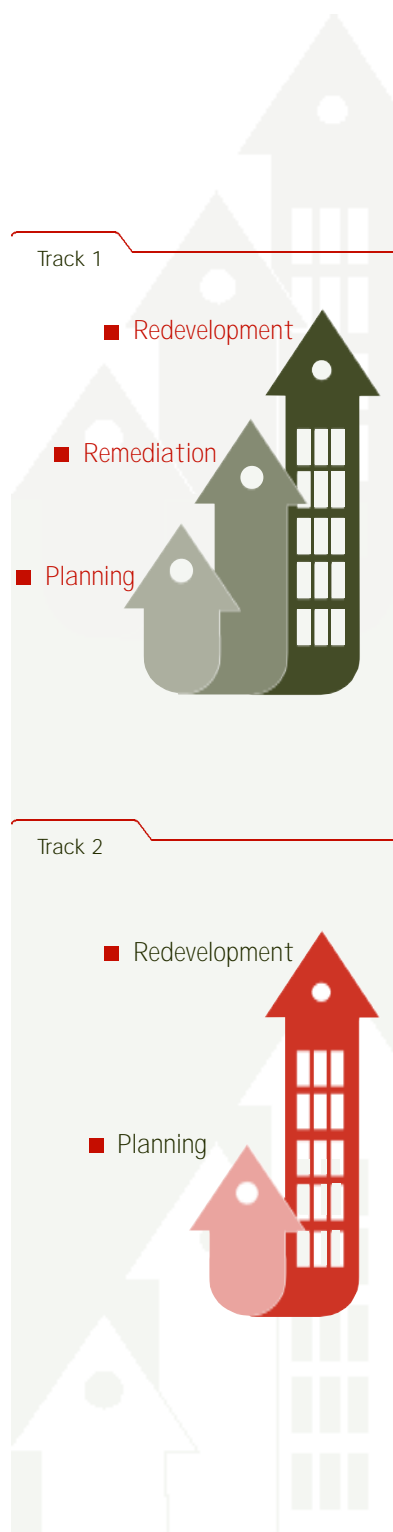


"By recycling brownfields, we are doing the smart thing by restoring land to useful purposes and the right thing by repairing our damaged neighborhoods."

Lori F. Kaplan
IDEM Commissioner



STAGES of Brownfields Redevelopment



Where are you now?

Depending on the stage of your brownfields redevelopment project, certain sections of this Resource Guide may or may not be applicable. To the left is a simplified graphic of typical stages in a brownfields redevelopment project. The Resource Guide is organized under three main areas.

Planning Stage

In the essential planning stage, you develop a potential brownfields property inventory, identify the best properties for redevelopment, identify stakeholders, develop partnerships, obtain property access, identify potential barriers, determine site assessment options and conduct site assessments. When these tasks have been done and remediation is determined necessary, the property proceeds to the Remediation Stage. If remediation is not necessary, the property proceeds to the Redevelopment Stage.

Remediation Stage

In this stage you outline questions to consider and issues to address when cleaning up a property. This includes available technical document review, selection of a consultant, development of a corrective action plan, cleanup oversight, cost/benefit analysis and cleanup criteria. During this stage, you may want to enter the property into IDEM's Voluntary Remediation Program (VRP). Typically, once remediation is addressed or completed, the state issues a Covenant Not to Sue or a Comfort letter, then redevelopment can begin.

Redevelopment Stage

After a property has been assessed and cleanup concerns have been addressed, it is time to move forward with redevelopment. This also is a good time to address any liability and land restriction concerns.

Who can offer these types of assistance?

Within each stage is a section listing available resources. These resources are divided into three categories: Financial, Technical and Planning. Information and contact names for each resource are in the appendices, which start on page 37.



PlanningStage

Where do we start?

Here are a few categories of typical brownfields properties:

- Abandoned gas stations
- Former drycleaners
- Old industrial facilities
- Inoperative grain elevators

Choosing a Property

The first may be the most important step of the process. Listed below are several points to consider when choosing a property to redevelop.

□ Develop a list of potential brownfields properties to help you get started. You can enlist the help of the local health department, drive through the community, and ask local neighborhood associations and groups which they think are potential brownfields properties.

□ Identify the best properties for redevelopment and prioritize. Your prioritization can be based on local needs, since the local public and private stakeholders have the best knowledge of a community's needs. Other factors to consider are the property's redevelopment viability, barriers to its redevelopment, the risk involved with the redevelopment, and whether the redevelopment is sustainable.

□ If some properties are clustered together or in reasonable proximity to one another, you may want to consider a neighborhood approach, in which more than one property can be considered and larger tracts of land can be redeveloped. This allows you to pool different resources and address several problems at one time.

□ Partnerships are key to the success of any brownfields redevelopment project. These could range from a simple relationship between a local developer and the mayor's office to complex partnerships involving many properties and several local, state, federal and private entities. It is best to identify all public and private stakeholders who have a vested interest in the property, can assist in long term economic planning, and can provide technical and financial resources for your project. Brownfields redevelopment is more likely to succeed with strong partnerships.

□ Your community's long-term economic development plan should include brownfields redevelopment strategies. The earlier these brownfields properties are included in economic planning the more successful the redevelopment process will be. The key is to ensure that redevelopment is sustainable. Short-term planning could lead to the property being abandoned again.

Community support and involvement are essential when choosing a property for brownfields redevelopment. Without community support-both public and private-the potential for redevelopment is greatly reduced. Key activities necessary for increased community support include:

■ Outreach and Education

Since most citizens may be unaware of brownfields, an effective outreach program is needed to educate the general public.

■ Early Involvement

Involve the public as early as possible in the process through the use of flyers, newsletters, surveys, etc.

■ Input

To garner public support, ask for ideas and suggestions.

Overcoming Barriers

Barriers to brownfields redevelopment need to be identified and addressed. These barriers can be based on fact or perception. By addressing known barriers early in the process, the potential for successful brownfields redevelopment is improved. Types of barriers include:

- Zoning
- Community opposition
- Perception
- Costs



What environmental concerns are there at this property?

Once a brownfields property has been identified for redevelopment, environmental concerns should be assessed as follows.

Property History

Having a good understanding of the types of industries that operated on the property, and any past environmental concerns and regulatory issues will allow site assessment activities to be focused. Environmental consultants call this a Phase I Environmental Assessment, which can include a review of regulatory records and aerial photographs, and interviews with neighbors and past employees.

Environmental Assessment

If the history indicates that the property may be contaminated, sampling for contamination is the next step. A Phase II assessment will identify the presence of contamination that could affect public health or the environment. If contamination is present, further assessments should be conducted to define the boundaries of the contamination and address any health concerns.

These are some criteria stakeholders need to consider when selecting a potential brownfields property. Undoubtedly, issues will arise that are not addressed here. However, addressing these basic situations should mitigate the perception of any unforeseen barriers.

Who offers assistance?

State and federal agencies offer a variety of services, grants and loans for planning activities. For details see appendices A through H.

■ Financial



■ Technical



■ Planning



See page 37 for a key to the eight appendices.



Abandoned gas stations are common brownfields in communities large and small.

REMEDIATION Stage

What if there is contamination?

If contamination exists on a brownfields property, there are several options.

Site Assessment Report Review

If assessment reports exist or are generated from site assessments conducted in the Planning Stage, IDEM can review those documents and provide recommendations.

Corrective Action Plan

If remediation is necessary, a Corrective Action Plan will need to be developed by a private consultant. The CAP will outline all remedial activities needed to meet the established cleanup standards.

Cleanup Oversight

The property type determines which state program provides cleanup oversight.

If the property has a regulated underground storage tank, cleanup is monitored by IDEM's Leaking Underground Storage Tank section.

If the brownfields property is contaminated by substances other than from a regulated underground storage tank, then the property may enter IDEM's Voluntary Remediation Program. VRP is a voluntary cleanup program open to cities, towns, counties and private entities. A property may not enter VRP if it is a high priority leaking under-

ground storage tank site, is currently going through a Resource Conservation and Recovery Act closure, or has a pending enforcement action. Learn more about VRP in Appendix A.



Remediation of brownfield properties can lead to increased property values.



What is the cost?

Cost often is the deciding factor in redeveloping a brownfields property. Sometimes the perception of the cleanup cost will be a barrier to redevelopment. In brownfields redevelopment, it is important not to focus solely on the cost of cleanup, but to consider the value added to the property by the existing infrastructure and once remedial activities are completed or in place.

Other factors to compare against the cost of cleanup should be determined at the local level. These will vary with each property.

It is important to remember the ultimate goal of brownfields redevelopment: Recycle a property with existing infrastructure and buildings back into the community as a viable and competitive commercial, industrial, retail or public property.

When is the property “clean?”

Depending on who provides oversight, different standards for cleanup levels have been established. To obtain the latest cleanup levels for Voluntary Remediation Program and leaking underground storage tank sites, please contact one of the persons listed in Appendix A.

Risk-based cleanup criteria are being developed by IDEM as part of a non-rule policy called the Risk Integrated System of Closure. RISC looks at the end use of a property and the potential for harm to human health. For more information on RISC, please contact IDEM or visit www.state.in.us/idem. In many instances, a remedial system can operate while a business or service is open. Depending on the potential and type of use, redevelopment can continue on the property.

Who offers assistance?

Remediation of brownfield properties can be accomplished by using a number of resources. For details see appendices A through H.

■ Financial



■ Technical



■ Planning



See page 37 for a key to the eight appendices.



Once remediated, brownfield properties, along with their existing infrastructure, become prime sites for industrial or commercial redevelopment.

REDEVELOPMENT Stage

Is there any liability?

Ownership of a property typically has meant liability for all actions at a property. However, in brownfields redevelopment there may be some relief offered through state and/or federal agencies for liability from past on-site activities. Essentially, these tools allow redevelopment to continue. Below are a few examples of the types of liability relief.

Prospective Purchaser's Agreement

In certain circumstances, the U.S. Environmental Protection Agency may enter into a Prospective Purchaser Agreement with persons contemplating the acquisition of property contaminated with petroleum or hazardous substances. This agreement releases the prospective purchaser from liability for contamination, much like a consent decree or agreed order.

EPA has adopted a document called "Guidance on Agreements with Prospective Purchasers of Contaminated Property" that explains the conditions under which the federal government may enter into a PPA. The policy requires payment of consideration (in the form of money, remediation, etc.) and a public comment period. It also limits the property qualifying for a PPA to that property at which an EPA action has been taken, is ongoing or is anticipated.

Comfort Letters

Comfort Letters typically state that past action will not be held against the potential purchaser or any of its public and private partners, provided neither has contributed to the contamination. These letters clarify why the party is not liable.

IDEM's Brownfields Program issues these letters.

No Further Action Letters

No Further Action letters are issued only to properties that have or had underground storage tanks. Once remedial work and/or environmental assessment work shows that the contamination levels meet cleanup criteria, a No Further Action letter can be issued from IDEM's Leaking Underground Storage Tank section.



Redevelopment of a brownfields property can spur growth in an economically depressed area.

Site Status Letters

Site Status Letters are issued to parties that are still liable for contamination. These letters detail staff's technical opinion of site conditions as they relate to prospects of property transfer. Site Status Letters state that based on technical analysis of information submitted to IDEM, IDEM will not require further action at this time. IDEM's Brownfields program issues these letters.

Covenant Not to Sue

A Covenant Not to Sue document is available only after the property has been admitted into the Voluntary Remediation Program and successfully completed the actions deemed necessary by IDEM.



What can the property be used for?

In most cases, the property will be redeveloped as part of the local community's industrial or commercial base. However, the property may be used for housing, recreation, etc. The property's reuse potential depends on several local factors.

Community Involvement

Having good community outreach and education at the outset will allow participation from all levels. With this participation, much needed community support can be gained. Regular progress reports on brownfield properties can help alleviate many community concerns.

Planning

The redeveloped brownfields property should fit into a community's long-term economic development plan.

What are the benefits of brownfields redevelopment?

Successful redevelopment depends on the local community and its ability to use available resources. The goal of this Resource Guide is to assist communities in putting abandoned properties into productive reuse and to promote sustainable redevelopment. The intent is to prevent the creation of more brownfields.

Redevelopment of brownfields benefits the environment, the community and industry.

- Properties are cleaned up.
- Properties are returned to tax rolls.
- Pre-existing structures and services are recycled.
- Jobs are created.
- Greenspaces are created or saved.
- Urban sprawl is reduced.

Who offers assistance?

Depending on the planned use of the brownfields property, redevelopment can be accomplished with the help of state and federal resources. Details are provided in appendices A through H.

■ Financial



■ Planning



See page 37 for a key to the eight appendices.



Redevelopment of a brownfield property can help eliminate blight in neighborhoods.

CONCLUSION

Brownfields Redevelopment Resource Guide

BENEFITS OF BROWNFIELDS REDEVELOPMENT

- Eliminate eye sores
- Return properties to tax rolls
- Make use of existing structures
- Create jobs
- Create urban greenspace
- Enable farmland preservation
- Reduce sprawl

Brownfields have been redeveloped for many years. Redevelopment is a dynamic approach to a community's urban sprawl, blight and economically depressed, environmentally contaminated and socially challenged areas. By identifying the stakeholders, developing public and private partnerships and planning for the future, any community can have successful brownfields redevelopment. However it must happen at the local level.

As we enter the 21st century, land will become our most valued commodity. Balancing economic and land preservation initiatives will be imperative for community growth and survival. Brownfields redevelopment will be a key component of this balancing act. The community that can effectively utilize those resources available for responsible brownfields redevelopment will be a leader for the next millennium.

As a community moves forward in its brownfield endeavors, Indiana government will remain committed to supporting those activities that promote responsible brownfields redevelopment. It just makes sense.



ENVIRONMENTALJustice

When redeveloping brownfields, it is necessary to consider all underlying issues, one of which is the need for environmental justice.

Environmental justice is defined by the U.S. Environmental Protection Agency as *"the fair treatment of people of all races, cultures and incomes, with respect to the development, implementation and enforcement of environmental laws, regulations and policies. The vision of environmental justice is the development of a holistic, bottom-up, community-based, multi-issue, crosscutting, integrative and unifying paradigm for achieving healthy and sustainable communities - both urban and rural."* *

A community's need for environmental justice may be based on real or perceived injustices. Like brownfields issues of contamination, environmental injustices must be acknowledged and addressed so the community can rise above it. Unfortunately, it is not easy to identify those injustices because there are no set standards and few explicit definitions; the attributes of injustice may be specific to your particular community. Issues of discrimination and unequal protection are very sensitive, and they may be either blatant and easily identifiable or subtle and difficult to recognize. Nonetheless, when dealing with a community that truly feels the need for environmental justice, for whatever reasons, the issue needs to be addressed openly by all potential stakeholders. All stakeholders must *work together* to find a solution that meets the priority needs of each other.

Brownfields redevelopment and environmental justice can be complicated. However, if every step is taken to openly, honestly and fairly and if developers identify and address the high-priority underlying needs of stakeholders, the reward of a holistic solution will be worth the effort.

*Executive Summary:

Environmental Justice, Urban Revitalization, and Brownfields: The Search for Authentic Signs of Hope,
National Environmental Justice Advisory Council.

GUIDELINES for Selecting an Environmental Consultant

Investigation and cleanup of contaminant releases can be expensive. Selecting an unqualified or inexperienced environmental consultant may cost even more if the investigation/remediation is not properly completed. Presented here are basic guidelines to help in the selection of an environmental consultant.

Preliminary Research

First, decide what degree of technical assistance you need. Detailed soil and ground water investigations require geologist and hydrologist skills. Design of treatment systems requires an environmental engineer. Many firms have such professionals on staff. Qualified consultants should be able to answer these questions:

- ❑ Does the firm have experience in contaminant related field investigations and cleanups in Indiana?
- ❑ Are company staff trained in the use of field instruments? If so, what types?
- ❑ Do they have experience in monitoring well design, installation and sampling? Are they licensed by the Indiana Department of Natural Resources?
- ❑ Are they familiar with federal and state regulations on environmental investigations, release reporting and cleanups?
- ❑ Are they certified by the State Fire Marshal for underground storage tank installation, upgrading and tightness testing?
- ❑ Do they follow industry standards for field investigation protocols and maintain a proper chain-of-custody for soil and ground water sampling? Do they follow accepted industry practices for site safety?
- ❑ Are they familiar with contaminated soil treatment and lawful disposal practices?
- ❑ Have they installed ground water recovery systems?
- ❑ Do they follow American Petroleum Institute 1604 procedures for tank venting, tank entry, cleaning removal and tank disposal?

Consultants should provide expected project costs and an itemized fee schedule. High costs frequently arise from monitoring well installation and development, soil and ground water analysis, equipment rental, soil excavation or treatment, and ground water recovery system equipment and maintenance.



Gather Proposals and Bids

Choose several companies and request a project proposal bid. Each bid should include the extent of services, an estimated work schedule, an estimate of total project cost, an itemized fee schedule and references.

Obtain References

Before making your contractor selection, contact some of the consultant's previous clients and ask the following questions:

- ☒ Did the consultant meet the proposed goals and deadlines?
- ☒ Did the company keep you informed of site developments and all cleanup options?
- ☒ Did any problems arise while the work was being done?
- ☒ Did the consultant work effectively with the Indiana Department of Environmental Management and local officials?
- ☒ Were you confident and satisfied with the work?

IDEM seeks to work with the responsible parties in the remediation of contaminated sites.

Proper investigations may identify other sources of contamination.

Selecting a qualified consultant to handle the investigation and cleanup of a contaminant release is in your best interest, both legally and financially.

Unacceptable field procedures, poorly designed recovery systems and a lack of familiarity with state and federal regulations can lead to inadequate investigations. They may cost you more and still not complete proper site investigations or cleanups.

GLOSSARY of Terms

Action level

The numerical value that causes the stakeholder to choose one of the alternative actions (e.g., compliance or noncompliance). It may be a regulatory threshold standard, such as Maximum Contaminant Level for drinking water, a risk-based concentration level, a technological limitation, or a reference-based standard. (Note: The action level is specified during the planning phase of a data collection activity; it is not calculated from the sampling data.)

Acute hazards

Environmental hazards that pose an imminent threat to human health or the environment.

Barrier

An institutional, technological or economic factor that prohibits the redevelopment of contaminated or potentially contaminated property. Barriers may be local, economic, social or environmental.

Brownfields

Industrial or commercial property that is abandoned, inactive or underutilized, on which expansion or redevelopment is complicated due to actual or perceived environmental contamination.

Brownfields initiative

An organized commitment to help communities revitalize brownfield properties, both environmentally and economically; mitigate potential health risks; and restore economic vitality to areas where brownfields exist.

Certificate of Completion

A document issued by the commissioner indicating that a work plan has been completed through Indiana Department of Environmental Management's Voluntary Remediation Program. The issuance of a Certificate of Completion under this program is an appealable agency action. The certificate is attached to the recorded deed that concerns the property on which the remediation took place.

Chemical

Any contaminant that is not a petroleum product as defined on page 26.

Chemical of concern

All types of potentially harmful chemicals that may be present at a site.



Cleanup

Actions taken to deal with a release or threat of release of a hazardous substance that could affect humans and/or the environment; sometimes used interchangeably with the terms remediation, remedial action, removal action, response action or corrective action.

Closure

The regulatory agency's concurrence that a responsible party has completed all obligations associated with contamination at a site.

Comfort letter

A letter issued specific parties that are relieved of liability under state statutes or existing IDEM policy. This type of letter provides a legal opinion regarding IDEM's possible pursuit of legal actions against a seller, owner or potential purchaser of a brownfield site. This letter clarifies why the party is not liable.

Contaminant

Any physical, chemical, biological or radiological substance or matter that has an adverse effect on air, water or soil.

Contamination

Any physical, chemical, biological or radioactive substance or matter present in air, water or soil at concentrations that may result in adverse effects on people or the environment, or introduction into water, air and/or soil of microorganisms, chemicals, toxic substances, wastes or wastewater in a concentration that makes the medium unfit for its next intended use. Also applies to surfaces of objects, buildings and various household and agricultural use products.

Corrective Action Plan

In regards to a leaking underground storage tank, a written strategy developed after a complete site investigation that achieves at a minimum the following performance objectives:

- Reduces contaminant vapors in buildings or other spaces below explosive and health threatening levels,
- Mitigates further contaminant releases and off-site migration, and
- Cleans up contaminated soil and ground water.

Covenant Not to Sue

A document issued from the governor's office after a cleanup through Indiana Department of Environmental Management's Voluntary Remediation Program has been successfully completed. The covenant protects the recipient of the Certificate of Completion and any other person who receives the certificate through a transfer or by acquiring property to which the certificate applies. These persons are protected from all public or private claims arising under the environmental management laws for the release or threatened release of a hazardous substance or petroleum that was the subject of the remediation work plan.

Environmental assessment

The process by which it is determined whether contamination is present on a site through a records review, a historical review, sampling activities, etc.

Environmental liability

For the purposes of brownfields redevelopment, use the following:

Under the Comprehensive Environmental Response, Compensation and Liability Act, joint and several liability is a concept based on the theory that it may not be possible to apportion responsibility for the harm caused by hazardous waste equitably among potentially responsible parties from that defendant. Joint liability means that more than one defendant is liable to the plaintiff. Several liability means that the plaintiff may choose to sue only one of the defendants and recover the entire amount. One party therefore can be held liable for the entire cost of cleanup, regardless of the share of waste that party contributed. Joint and several liability is used only when harm is indivisible. If defendants can apportion harm, there is no several liability.

Or

Strict liability is a concept under CERCLA that empowers the federal government to hold potentially responsible parties liable without proving that the parties were at fault and without regard to a party's motive. Parties can be found liable even if the problems caused by the release of a hazardous substance were unforeseeable, the parties acted in good faith, and state-of-the-art hazardous waste management practices were used at the time the materials were disposed.

Environmental justice

The fair treatment for people of all races, cultures and incomes, regarding the development of environmental laws, regulations and policies. Over the last decade, attention to the impact of environmental pollution on particular segments of our society has been steadily growing. Environmental justice stems from the concern that minority populations and/or low-income populations bear a disproportionate amount of adverse health and environmental effects.

Ground water

Water that exists at saturation in the void space in soil or rock.

Hazardous substance

Any material that poses a threat to human health or the environment. Typical hazardous substances are toxic, corrosive, ignitable, explosive or chemically reactive, or any substance designated by U.S. Environmental Protection Agency to be reported if a designated quantity of the substance is spilled in the waters of the United States or is otherwise released into the environment.



Hazardous waste

Byproducts of society that can pose a substantial or potential hazard to human health or the environment when improperly managed. Possesses at least one of four characteristics (ignitability, corrosivity, reactivity or toxicity) or appears on special U.S. Environmental Protection Agency lists.

Initiative

(See brownfields initiative.)

Maximum contaminant level

The maximum concentration of a contaminant allowed in drinking water systems by the National Primary Drinking Water regulations. Ref: 40 CFR 141.11 (inorganic chemicals) and 141.12 (organic chemicals).

Oversight

To oversee or supervise the assessment or remediation of a site to ensure the proper or appropriate objectives are met or adhered to.

Permanent remedy

A remedial action taken to eliminate the chemical of concern from a project site, thereby eliminating risk.

Permanent cleanup

A remedial action that removes contamination from the affected media or permanently reduces concentrations of chemicals of concern to health-protective levels.

Petroleum product

Virgin petroleum lubricating oil or virgin petroleum fuel oil.

Phase I

Appropriate inquiry in to the previous ownership and past uses of property to identify recognized environmental conditions.

Phase II

Process to determine the nature and extent of existing contamination at a property.

Prospective Purchaser's Agreement

A federal agreement releasing the prospective purchaser from liability for contamination, much like a consent decree or agreed order. The agreement requires payment of consideration (in the form of money, remediation, etc.); and a public comment period; and is limited to the qualifying property at which a U.S. Environmental Protection Agency action has been taken, is ongoing or is anticipated to be undertaken.

Remediation

.....

All necessary actions needed to investigate and clean up any known or suspected discharge or threatened discharge of contaminants, including the following without limitation: preliminary assessments, site investigations, remedial investigations, remedial alternative analyses and remedial actions.

Responsible party

.....

The person or corporate entity taking either voluntary or statutory responsibility for release of contamination.

Risk

.....

The probability that a harmful event will occur.

Risk assessment

.....

An evaluation of the potential for harm to human health or the environment posed by anthropologic environmental hazards.

Site assessment

.....

(See environmental assesment.)

Site Status Letters

.....

A letter issued to parties that are still liable for contamination. This type of letter details staff's technical opinion of site conditions as they relate to prospects of property transfer. They state that based on technical analysis of information submitted to IDEM's Brownfields Program, IDEM will not require further action at this time.

Stakeholder

.....

Any organization, governmental entity, or individual that has a stake in or may be affected by a given approach to environmental regulation, pollution prevention, energy conservation, etc.

Subsurface soil

.....

The soil in the interval from 12 inches below the surface to the depth of the water table.

Surface soil

.....

The top 12 inches of soil.



Tank

A stationary device designed to contain an accumulation of regulated substances and constructed of non-earthen materials (e.g., concrete, steel or plastic) that provides structural support.

Underground storage tank system or tank system

Underground storage tank, connected underground piping, underground ancillary equipment, and containment system, if any.

Urban Sprawl

Scattered development or outward growth.

ACRONYMS List

ATCAP

Abandoned Tank Community Assistance Program

CAP

Corrective Action Plan

CERCLA

Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (Superfund)

EJ

Environmental justice

EPA

U.S. Environmental Protection Agency

FHWA

Federal Highway Administration

HUD

U.S. Department of Housing and Urban Development

IAC

Indiana Association of Cities and Towns

IBAT

Interagency Brownfields Advisory Team

IDEM

Indiana Department of Environmental Management

IDFA

Indiana Development Finance Authority

IDNR

Indiana Department of Natural Resources

IDoC

Indiana Department of Commerce

IHFA

Indiana Housing Finance Authority

INDOT

Indiana Department of Transportation

ISDH

Indiana State Department of Health

LUST

Leaking underground storage tank

MCL

Maximum contaminant level

NFA

No Further Action

PPA

Prospective Purchaser's Agreement

PRP

Potentially responsible party

RCRA

Resource Conservation and Recovery Act

RISC

Risk Integrated System of Closure

RP

Responsible party

UST

Underground storage tank

VRP

Voluntary Remediation Program



LOCAL Health Departments Directory by County

ADAMS

313 W. Jefferson St., Rm. 314
Decatur, IN 46733
(219) 724-2600
Fax (219) 724-2708

ALLEN

City-County Bldg.
1 E. Main St.
Fort Wayne, IN 46802
(219) 449-7561
Fax (219) 427-1391

BARTHOLOMEW

Environmental Health
Vital Records Division
440 Third St., Ste. 303
Columbus, IN 47201
(812) 379-1550
Fax (812) 379-1040

BENTON

706 E. Fifth St.
Fowler, IN 47944
(765) 884-1728
Fax (765) 884-2026

BLACKFORD

100 N. Jefferson St.
Hartford City, IN 47348
(765) 348-4317
Fax (765) 348-3041

BOONE

416 W. Camp St.
Lebanon, IN 46052
(765) 482-3942
Fax (765) 483-4450

BROWN

County Office Bldg,
PO Box 281
Nashville, IN 47448
(812) 988-2255
Fax (812) 988-5601

CARROLL

Courthouse
101 W. Main St.
Delphi, IN 46923
(765) 564-3420
Fax (765) 564-6161

CASS

Government Bldg.
200 Court Park
Logansport, IN 46947
(219) 753-7760
Fax (219) 753-7039

CLARK

1216 Akers Ave.
Jeffersonville, IN 47130
(812) 282-7521
Fax (812) 288-2711

CLAY

Courthouse
609 E. National Ave.
Brazil, IN 47834
(812) 448-9021
Fax (812) 448-9018

CLINTON

211 N. Jackson St.
Frankfort, IN 46041
(765) 659-6385
Fax (765) 659-6387

CRAWFORD

306 Oak Hill Circle
PO Box 246
English, IN 47118
(812) 338-2302
Fax (812) 338-2301

DAVIESS

Courthouse
303 E. Hebron St.
Washington, IN 47501
(812) 254-8666
Fax (812) 254-8643

DEARBORN

County Admin. Bldg.
215-B W. High St.
Lawrenceburg, IN 47025
(812) 537-8826
Fax (812) 537-1852

DECATUR

801 N. Lincoln St.
Greensburg, IN 47240
(812) 663-8301
Fax (812) 663-4174

DEKALB

County Office Bldg,
215 E. Ninth St., Ste. 201
Auburn, IN 46706
(219) 925-2220
Fax (219) 925-2090

DELAWARE

County Bldg.
100 W. Main St., Rm. 207
Muncie, IN 47305
(765) 747-7721
Fax (765) 747-7747

DUBOIS

Courthouse Annex, 2nd Floor
602 Main St.
Jasper, IN 47546
(812) 481-7050
Fax (812) 481-7069

ELKHART

117 N. Second St., Rm. 112
Goshen, IN 46526
(219) 535-6786
Fax (219) 533-4431

FAYETTE

111 W. Fourth St.
Connersville, IN 47331
(765) 825-4013
Fax (765) 825-7189



FLOYD

1917 Bono Road
New Albany, IN 47150
(812) 948-4726
Fax (812) 948-2208

FOUNTAIN-WARREN

210 S. Perry St.
Attica, IN 47918
(765) 762-3035
Fax (765) 762-6520

FRANKLIN

Courthouse
459 Main St.
Brookville, IN 47012
(765) 647-4322
Fax (765) 647-5248

FULTON

1009 W. Third St.
Rochester, IN 46975
(219) 223-2881
Fax (219) 223-2335

GIBSON

800 S. Prince St.
Princeton, IN 47670
(812) 385-3831
Fax (812) 386-8027

GRANT

Courthouse Complex
401 S. Adams St.
Marion, IN 46953
(765) 651-2404
Fax (765) 651-2419

GREENE

217 E. Spring St., Ste. 1
Bloomfield, IN 47424
(812) 384-4496
Fax (812) 384-2037

HAMILTON

1 Hamilton Co. Square, Ste. 30
Noblesville, IN 46061
(317) 776-8500
Fax (317) 776-8506

HANCOCK

Courthouse
9 E. Main St., Rm. 105
Greenfield, IN 46140
(317) 462-1125
Fax (317) 462-1154

HARRISON

245 Atwood St., North Wing
Corydon, IN 47112
(812) 738-3237
Fax (812) 738-4292

HENDRICKS

355 S. Washington St.
PO Box 310
Danville, IN 46122
(317) 745-9217
Fax (317) 745-9218

HENRY

208 S. Twelfth St.
New Castle, IN 47362
(765) 521-7058
Fax (765) 521-7055

HOWARD

120 E. Mulberry St., Ste. 206
Kokomo, IN 46901
(765) 456-2408
Fax (765) 456-2417

HUNTINGTON

Courthouse, Rm. 205
Huntington, IN 46750
(219) 358-4831
Fax (219) 358-4823

JACKSON

207 N. Pine St.
Seymour, IN 47274
(812) 522-6474
Fax (812) 522-6488

JASPER

105 W. Kellner Blvd.
Rensselaer, IN 47978
(219) 866-4917
Fax (219) 866-4108

JAY

Courthouse
120 N. Court St.
Portland, IN 47371
(219) 726-8080
Fax (219) 726-2220

JEFFERSON

715 Green Road
Madison, IN 47250
(812) 273-1942
Fax (812) 273-1955

JENNINGS

Courthouse Annex
PO Box 323
Vernon, IN 47282
(812) 346-2774
Fax (812) 346-1660

JOHNSON

Courthouse Annex
86 W. Court St.
Franklin, IN 46131
(317) 736-3770
Fax (317) 736-5264

KNOX

624 Broadway St.
Vincennes, IN 47591
(812) 882-8080
Fax (812) 882-5625

KOSCIUSKO

Courthouse, Third Floor, Rm. 2
100 W. Center St.
Warsaw, IN 46580
(219) 372-2349
Fax (219) 269-2023

LAKE

East Chicago Health Dept.
100 W. Chicago Ave.
East Chicago, IN 46312
(219) 391-8467
Fax (219) 391-8494

✚
Gary Health Dept.
1145 W. Fifth Ave.
Gary, IN 46402
(219) 882-5565
Fax (219) 882-8213

✚
Hammond Health Dept.
649 Conkey St.
Hammond, IN 46320
(219) 853-6358
Fax (219) 853-6403

+
Lake County Health Dept.
2293 N. Main St.
Crown Point, IN 46307
(219) 755-3655
Fax (219) 755-3668

LAGRANGE

114 W. Michigan St.
LaGrange, IN 46761
(219) 463-7832
Fax (219) 463-7835

LAPORTE

County Complex, Fourth Floor
809 State St.
LaPorte, IN 46350
(219) 326-6808 ext. 200
Fax (219) 326-6808 ask for ext. 203

LAWRENCE

Bedford Plaza
2419 Mitchell Road
Bedford, IN 47421
(812) 275-3234
Fax (812) 275-1094

MADISON

County Government Center
16 E. Ninth St.
Anderson, IN 46016
(765) 641-9524
Fax (765) 641-9691

MARION

3838 N. Rural St.
Indianapolis, IN 46205
(317) 541-2000
Fax (317) 541-2307

MARSHALL

112 W. Jefferson St., Rm. 103
Plymouth, IN 46563
(219) 935-8565
Fax (219) 936-9247

MARTIN

Federal Bldg.
PO Box 716
Shoals, IN 47581
(812) 247-3303
Fax (812) 247-2009

MIAMI

Courthouse, Rm. 110
Peru, IN 46970
(765) 472-3901 ext. 250
Fax (765) 472-1412

MONROE

119 W. Seventh St.
Bloomington, IN 47404
(812) 349-2542
Fax (812) 339-6481

MONTGOMERY

307 Binford St., Ste. 100
Crawfordsville, IN 47933
(765) 364-6440
Fax (765) 361-3239

MORGAN

180 S. Main St., Ste. 252
Martinsville, IN 46151
(765) 342-6621
Fax (765) 342-1062

NEWTON

210 E. State St.
PO Box 139
Morocco, IN 47963
(219) 285-2052
Fax (219) 285-8535

NOBLE

2090 N. State Road 9, Ste. C
Albion, IN 46701
(219) 636-2191
Fax (219) 636-2192

OHIO

515 Second St.
Rising Sun, IN 47040
(812) 438-2551
Fax (812) 438-4393

ORANGE

205 E. Main St.
Paoli, IN 47454
(812) 723-7112
Fax (812) 723-7117

OWEN

Courthouse, First Floor
Spencer, IN 47460
(812) 829-5017
Fax (812) 829-5045

PARKE

Courthouse
116 W. High St., Rm. 10
Rockville, IN 47872
(765) 569-6665
Fax (765) 569-1917

PERRY

Courthouse Annex
Cannelton, IN 47520
(812) 547-2746
Fax (812) 547-0415

PIKE

Courthouse
801 Main St.
Petersburg, IN 47567
(812) 354-8796
Fax (812) 354-8257

PORTER

155 Indiana Ave., Ste. 104
Valparaiso, IN 46383
(219) 465-3525
Fax (219) 465-3531

POSEY

Coliseum Bldg.
126 E. Third St.
Mount Vernon, IN 47620
(812) 838-1328
Fax (812) 838-8561

PULASKI

County Bldg.
125 S. Riverside Drive, Ste. 205
Winamac, IN 46996
(219) 946-6080
Fax (219) 946-6654

PUTNAM

Courthouse, Fourth Flr.
Greencastle, IN 46135
(765) 653-5210
Fax (765) 653-0211

RANDOLPH

211 S. Main St.
Winchester, IN 47394
(765) 584-1155
Fax (765) 584-9059



RIPLEY

102 W. First North St.
PO Box 423
Versailles, IN 47042
(812) 689-5751
Fax (812) 689-3909

RUSH

Courthouse, Rm. 5
Rushville, IN 46173
(765) 932-3103
Fax (765) 938-2604

ST. JOSEPH

County-City Bldg.
227 W. Jefferson Blvd., Eighth Floor
South Bend, IN 46601
(219) 235-9750
Fax (219) 235-9960

SCOTT

1471 N. Gardner St.
Scottsburg, IN 47170
(812) 752-8455
Fax (812) 752-6023

SHELBY

1600 E. State Road 44, Ste. B
Shelbyville, IN 46176
(317) 392-6470
Fax (317) 392-6472

SPENCER

Courthouse, First Floor, Rm. 1
Rockport, IN 47635
(812) 649-4441
Fax (812) 649-6047

STARKE

Courthouse Annex
53 E. Main St.
Knox, IN 46534
(219) 772-9137
Fax (219) 772-8035

STEUBEN

Community Center
317 S. Wayne St., Ste. 3-A
Angola, IN 46703
(219) 668-1000 ext. 1500
Fax (219) 665-1418

SULLIVAN

102 N. Section St.
Sullivan, IN 47882
(812) 268-0224
Fax (812) 268-0423

SWITZERLAND

211 E. Main St.
PO Box 14
Vevay, IN 47043
(812) 427-3220
Fax (812) 427-3246

TIPPECANOE

20 N. Third St.
Lafayette, IN 47901
(765) 423-9221
Fax (765) 423-9154

TIPTON

1000 S. Main St.
Tipton, IN 46072
(765) 675-8741
Fax (765) 675-6952

UNION

26 W. Union St., Rm. 11
Liberty, IN 47353
(765) 458-5393
Fax (765) 458-5582

VANDEBURGH

1 N.W. Martin Luther King Jr. Blvd.
Evansville, IN 47708
(812) 435-5695
Fax (812) 435-5612

VERMILLION

825 S. Main St.
Clinton, IN 47842
(765) 832-3622
Fax (765) 832-3684

VIGO

201 Cherry St.
Terre Haute, IN 47807
(812) 462-3428
Fax (812) 234-1010

WABASH

Memorial Hall
89 W. Hill St.
Wabash, IN 46992
(219) 563-0661 ext. 51
Fax (219) 563-3451

WARREN

(See Fountain-Warren.)

WARRICK

215 S. First St.
Boonville, IN 47601
(812) 897-6105
Fax (812) 897-6104

WASHINGTON

Courthouse Annex
35 Public Square
Salem, IN 47167
(812) 883-5603 or 883-2349
Fax (812) 883-5017

WAYNE

Administrative Bldg.
401 E. Main St.
Richmond, IN 47374
(765) 973-9245
Fax (765) 973-9321

WELLS

223 W. Washington St.
Bluffton, IN 46714
(219) 824-6489
Fax (219) 824-8803

WHITE

Courthouse Basement
PO Box 838
Monticello, IN 47960
(219) 583-8254
Fax (219) 583-1513

WHITLEY

101 W. Market St., Ste. A
Columbia City, IN 46725
(219) 248-3121
Fax (219) 248-3129

IDEM Office Locations

Indiana Department of
Environmental Management
www.state.in.us/idem

Indianapolis Offices

(800) 451-6027 or (317) 232-8603

Hearing and speech impaired call:

(800) 743-3333 or (317) 232-6565

Mailing address

PO Box 6015

Indianapolis, IN 46206-6015

Three Indianapolis locations:

- Indiana Government Center
North, downtown
- Indiana State Teachers
Association bldg., downtown
- Western Select Properties,
Shadeland Ave.

Northern Regional Office

(800) 753-5519 or (219) 245-4870

Mailing address

220 W. Colfax Ave., Ste. 200

South Bend, IN 46601-1634

Northwest Regional Office

(888) 209-8892 or (219) 881-6712

Mailing address

NBD Bank Bldg.

504 N. Broadway, Ste. 418

Gary, IN 46402-1942

Southwest Regional Office

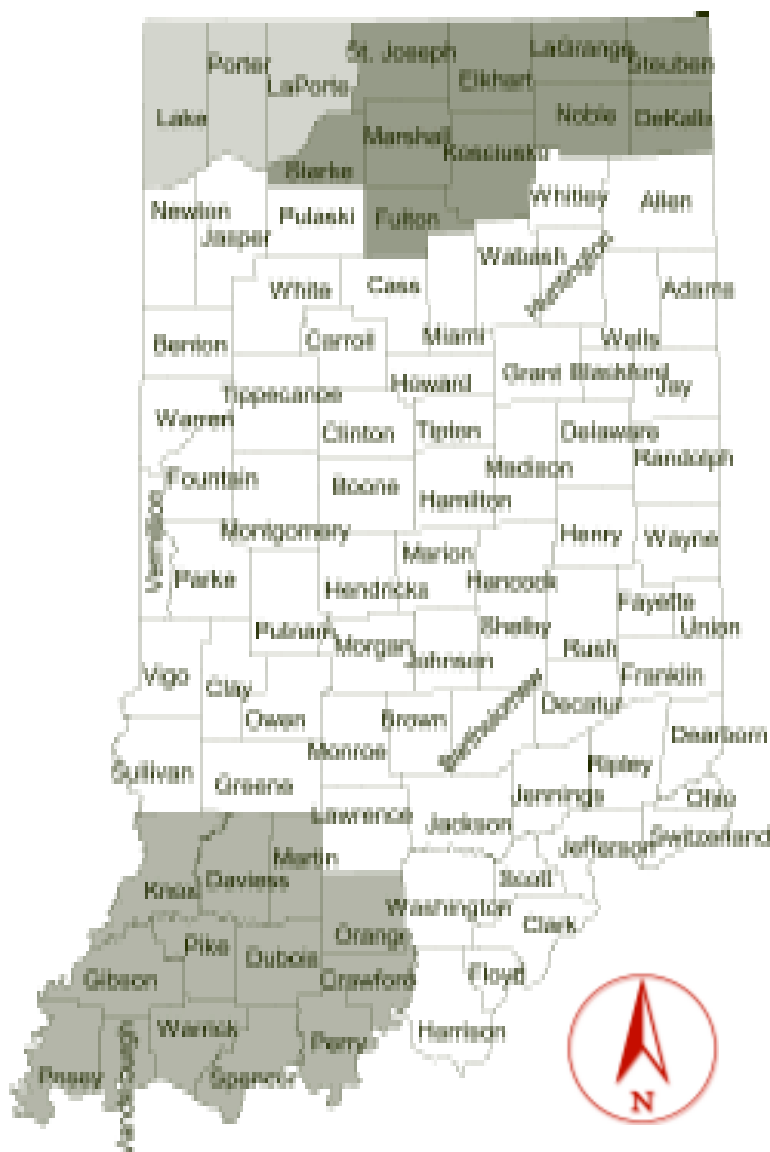
(888) 672-8323 or (812) 436-2570

Mailing address

208 N.W. Fourth St., Ste. 201

Evansville, IN 47708-1353

Regional Service Areas



- Northwest Regional Office
- Northern Regional Office
- Southwest Regional Office
- Indianapolis Offices



APPENDICES

Brownfields Redevelopment Resource Guide

Types of assistance provided by the agencies



FINANCIAL



PLANNING



TECHNICAL

Appendix A



IDEM

- Abandoned Tank Community Assistance Program
- Brownfields Cleanup Revolving Loan Fund
- Brownfields Environmental Assessment
- Comfort /Site Status Letters
- Indiana Brownfields Advisory Team
- Leaking Tank Section
- Voluntary Remediation Program

Appendix B



IDFA

- Brownfields Revolving Loan Fund
- Brownfields Site Assessment Grants

Appendix C



IDoC

- Community Planning Fund
- Community Focus Fund
- Planning Grant Program
- Enterprise Zone Brownfields Site Assessment Grants
- Industrial Recovery Site (Dinosaur Building)
- Urban Enterprise Zone Program

Appendix D



IDNR

- Historic Preservation Fund
- Hometown Indiana
- Indiana Waters
- Land and Water Conservation Fund
- Recreational Trails Program
- Shooting Range Program
- Wabash River Heritage Corridor Fund

Appendix E



IHFA

- Community Housing Development Organization Predevelopment Loans
- Community Housing Development Organization Works
- Emergency Shelters
- Feasibility Studies
- Foundations
- Housing from Shelters to Homeownership
- HOME Investment Partnership Program (Housing Creation/Conversion)
- Housing Needs Assessment
- Low Income Housing Trust Fund
- Youth Shelters
- Development and Compliance Regions

Appendix F



HUD

- Community Development Block Grant Program
- Economic Development Initiative
- Lead-Based Paint Hazard Control Grant Program
- Section 108 Loan Guarantee Program

Appendix G



INDOT

- Congestion Mitigation and Air Quality Improvements
- Transportation Enhancements
- Transportation, community and System Preservation Pilot Program

Appendix H



FHWA

- Transportation and Community System Preservation







ABANDONED TANK COMMUNITY ASSISTANCE PROGRAM

Indiana Department of Environmental Management

OFFICE OF LAND QUALITY
BROWNFIELDS PROGRAM

PO Box 6015
Indianapolis, IN 46206-6015

Anne Black
(317) 232-4524
ablack@dem.state.in.us
www.state.in.us/idem/olq

Description of funding or service

The Abandoned Tank Community Assistance Program (ATCAP) is a free service designed to assist local jurisdictions by removing and/or closing underground storage tanks (USTs) abandoned by former owners. Applications will be accepted between September 1 - October 15, 2000 and March 1 - April 15, 2001. There is no application fee.

Maximum award or service benefits

This program will provide for the closure of underground storage tanks at abandoned sites. The funding will provide for all activities associated with a tank closure or removal including contractor oversight, tank removals or closure, closure sampling and report writing and preparation. All activities will be completed in accordance with the Underground Storage Tank Branch Guidance Manual. This is a source removal action only and does not include a complete site assessment or complete site clean up.

Local communities are required to perform in-kind environmental projects to reciprocate for IDEM's assistance. These projects are to be proposed by the local community as part of their ATCAP application.

Who is eligible?

Local jurisdictions may apply, including: county governments; cities; towns; townships; and their member groups (such as: economic development committees; school districts; fire departments; etc.) Some of these entities may need to co-apply with the local community depending on site ownership.

Funding

Approximately \$250,000 from the state Petroleum Trust Fund was made available for removing and closing USTs during the fiscal years 1999-2000 and 2000-2001 (\$125,000 in each). All communities need to do is apply for this assistance. Funds will be distributed based on need and potential for redevelopment. Of the available funding, 70% will assist communities less than 35,000 in population. The remaining funds will assist communities with populations exceeding 35,000.

Typical projects that can use this resource

Community centers; parking for city vehicles or downtown shoppers; park and greenway development.





BROWNFIELDS CLEANUP REVOLVING LOAN FUND

Indiana Department of Environmental Management

OFFICE OF LAND QUALITY
BROWNFIELDS PROGRAM

PO Box 6015
Indianapolis, IN 46206-6015

Michele Oertel
(317) 234-0235
moertel@dem.state.in.us
www.state.in.us/idem/olq

Description of funding or service

The Indiana Department of Environment Management received a Brownfields Cleanup Revolving Loan Fund (BCRLF) pilot grant from the U.S. EPA for \$1 million. The pilot is funded under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The pilots are designed to allow eligible States, cities, towns, counties, U.S. Territories, federally recognized Tribes, not-for-profit organizations, and private entities to capitalize revolving loan funds that will be used to clean up brownfields to facilitate their sustainable reuse. Through this pilot, IDEM may issue low interest loans for non-time critical removals under CERCLA.

Maximum award or service benefits

Loans can be up to \$1 million.

Who is eligible?

An applicant does not have to be a prior U.S. EPA Brownfields Assessment Demonstration pilot grant recipient. States, political subdivisions, and Indian Tribes only need to have an established brownfields program. Not-for-profit organizations and private entities are also eligible. IDEM is the lead agency responsible for determining whether a borrower is eligible.

Funding

The Indiana Development Finance Authority (IDFA) will serve as the BCRLF manager. The application process and requirements are similar to those utilized by the state's Environmental Remediation Revolving Loan Fund program, as established by Senate enrolled Act 360, passed in 1997. The applications will be administratively separated at the time application is made.

Interest rates are 2.5% if the loan term is ten years or less and 3% if the loan term is ten to twenty years. Loan terms are flexible up to 20 years. Loan recipients may be eligible to defer principal payments on loans for up to two years to provide time to budget for loan payments. Loan recipients must execute a financial assistance Agreement and other related loan documents with the IDFA and the State Budget Agency. Applicants must obtain an approving opinion of a nationally recognized bond counsel.

Loans are available on an ongoing basis, and applications are due the third Friday of each month. There is no application fee. Before submitting an application, political subdivisions and private entities should arrange a pre-application conference call with IDFA. IDEM must approve remediation plans before application approval.



BROWNFIELD ENVIRONMENTAL ASSESSMENT

Indiana Department of Environmental Management

OFFICE OF LAND QUALITY
BROWNFIELDS PROGRAM

PO Box 6015
Indianapolis, IN 46206-6015

Michele Oertel
(317) 234-0235
moertel@dem.state.in.us
www.state.in.us/idem/olq

Description of funding or service

The Brownfields Environmental Assessment is an excellent opportunity for units of government to obtain property information to assist in their redevelopment efforts. An assessment includes a regulatory file review, a historical property use review and screening for potential contamination on the property.

Maximum award or service benefits

This service is provided at no cost to any eligible unit of government.

Who is eligible?

Any unit of government (city, town, county, municipality, etc.) may submit a property for assessment. Private individuals or developers must apply through a unit of government to ensure the redevelopment project is compatible with current or future community plans and zoning ordinances. Neither a unit of government nor a private individual or developer may request an assessment for a property at which it caused the contamination.

Preference will be given to properties with a proposed end use, which may allow flexibility in setting cleanup objectives, thus facilitating a quicker cleanup and redevelopment process. Properties with complete redevelopment plans or with a prospective purchaser currently under consideration also will be given preference. Applications providing the best evidence of a true need with community support have the best chance of being selected.

Funding

Federal funds are currently used to pay for Brownfields Environmental Assessments; however, IDEM may ask the respective unit of government to provide "in-kind" services. These services may consist of surveying the property, assisting IDEM in the proper disposal of soil and ground water generated during the assessment and gaining access to neighboring properties.

Typical projects that can use this resource

All types of properties may receive an environmental assessment, with some exceptions. IDEM's primary focus is on industrial and commercial properties; however, residential areas may be considered under special circumstances. Wetlands, sensitive environments, properties with endangered species, properties located in flood plains, and properties contaminated solely by petroleum products will not be accepted. Units of government may petition for exceptions.





COMFORT/SITE STATUS LETTERS

Indiana Department of
Environmental Management

OFFICE OF LAND QUALITY
BROWNFIELDS PROGRAM

PO Box 6015
Indianapolis, IN 46206-6015

Gabriele Hauer
(317) 233-2773
ghauer@dem.state.in.us
www.state.in.us/idem/olq

Description of funding or service

Comfort Letters are issued to specific parties that are relieved of liability under State statute or existing IDEM policy. These letters provide a legal opinion regarding IDEM's possible pursuit of legal actions against a seller, owner or person potentially purchasing or providing financing for a brownfield site. Comfort Letters clarify why the party is not liable.

Site Status Letters are issued to parties that have contamination on the property, but have demonstrated that the contamination is present at low levels. These letters detail staff's technical opinion of site conditions as they relate to prospects of property transfer. Site Status Letters state that based on technical analysis of information submitted to IDEM, IDEM will not require further action at this time.

Maximum award or service benefits

These letters are designed to limit or qualify liability by offering a level of comfort with regards to environmental liability issues associated with a particular property in order to encourage brownfields redevelopment.

Who is eligible?

Public and private stakeholders such as property owners, potential purchasers, local units of government, and financial institutions.

Typical projects that can use this resource

Most often these letters are used to facilitate property transfers of sites with little or no contamination that do not require remediation.



INDIANA BROWNFIELDS ADVISORY TEAM

Indiana Department of Environmental Management

OFFICE OF LAND QUALITY
BROWNFIELDS PROGRAM

PO Box 6015
Indianapolis, IN 46206-6015

Tracy Concannon
(317) 233-2801
tconcann@dem.state.in.us
www.state.in.us/idem/olq

Description of funding or service

The purpose of the Indiana Brownfields Advisory Team's (IBAT) Project Meetings is to coordinate efforts of local governments and state/federal funding and technical assistance programs to assist Indiana communities with brownfields redevelopment. IBAT is available to meet with communities to discuss all funding options for specific brownfield projects.

IBAT will conduct regular one-on-one meetings with interested communities as requested. Applicants will provide information on a one-page application. The IBAT will review the applications and determine the appropriate funding and/or technical assistance programs for the applicant's project. The appropriate member agency representatives will meet with the applicant to discuss the project details and the available funding and/or technical assistance.

Maximum award or service benefits

The IBAT Project Meetings will provide a "one-stop-shop" for communities. Early coordination of multiple funding and/or technical assistance sources should streamline the redevelopment process.

Who is eligible?

All interested Indiana communities.

Funding

N/A

Typical projects that can use this resource

Projects that are in their initial planning stages, as well as projects where redevelopment is precluded due to certain barriers (e.g. liability concerns, site access, funding, environmental contamination, community support, etc.).





LEAKING TANK SECTION

Indiana Department of
Environmental Management

OFFICE OF LAND QUALITY

PO Box 6015
Indianapolis, IN 46206-6015

Craig Schroer
(317) 234-0974
cschroer@dem.state.in.us
www.state.in.us/idem/olq

Mission

To protect human health and the environment through assessing risks and overseeing prioritized cleanups associated with releases from underground storage tanks.

Governing laws and rules

40 CFR Part 280
IC 13-23 (IC 13-11)
329 IAC 9
310 IAC 16 (Water Well Drillers)

Typical sites

Petroleum storage and dispensing facilities (gas stations, fleet fueling facilities, etc.) that are closing or upgrading underground storage tanks and contamination is encountered and sites discovered through response to complaints of one of the following conditions:

- Petroleum vapors in residences or sewers
- Taste or odor in drinking water
- Discovery of petroleum free product
- Contamination encountered in construction
- Utility conduit impacted

Goals

Assure that any site at which emergency conditions are present or with prioritized human health and environmental risks are properly assessed, investigated and remediated. Educate and assist tank owners, operators and consultants to encourage and promote voluntary cleanup of tank system releases. Encourage cost-effective and efficient remediations through both proven and alternative technologies.

Typical actions

Investigate complaints of petroleum related problems. Log and file release reports. Prioritize sites through preliminary assessment of human health and environmental risks associated with the release at the time of reporting. Oversee responsible party work at emergency and high priority sites including phases of investigation, corrective action plan development, remediation and closure. Review investigation reports, corrective action plans, and closures for approval on Excess Liability Funded sites. Review low- and medium- priority sites for closure and adherence to the IDEM UST Guidance Manual. Provide regular training to owners and operators, their consultants and local government officials on current policies and procedures as updated through the IDEM UST Guidance Manual.



VOLUNTARY REMEDIATION PROGRAM

Indiana Department of
Environmental Management

OFFICE OF LAND QUALITY

PO Box 6015
Indianapolis, IN 46206-6015

Peggy Dorsey
(317) 234-0966
pdorsey@dem.state.in.us
www.state.in.us/idem/olq

Mission

The Voluntary Remediation Program was established to provide any site owner or prospective owner a mechanism to clean up contaminated property. When the cleanup is completed, IDEM will issue a Certificate of Completion and the governor's office will issue a Covenant Not to Sue. These documents provide assurance that the remediated areas will not become the subject of future IDEM enforcement action, and future liability is limited. Participation in VRP can facilitate the sale and reuse of industrial and commercial properties.

Regulations

IC 13-25-5 Voluntary Remediation of Hazardous Substances and Petroleum.

Typical sites

- Active and abandoned industrial properties
- Facilities with petroleum storage
- Commercial properties
- Manufactured gas plants
- Undeveloped and agricultural land

Goals

Encourage environmental cleanups and the redevelopment of commercial and industrial properties. Reduce the risk associated with contaminants as they relate to human health and the environment.

Typical actions

- Soil excavation and removal
- Ground water pump and treat
- Remediation systems
- On-site treatment systems







BROWNFIELDS REVOLVING LOAN

Indiana Development Finance Authority

1 N. Capitol, Ste. 320
Indianapolis, IN 46204

Calvin Kelly
(317) 233-4332
ckelly@idfa.state.in.us
www.state.in.us/idfa

Description of funding or service

The Brownfields Revolving Loan is open to cities, towns and counties. It provides low interest loans to finance the identification, assessment, acquisition or remediation of brownfields, including demolition activities and asbestos and lead-based paint abatement.

Maximum award or service benefits

Communities are eligible to borrow up to 10 percent of the total amount in the fund minus any IDFA Site Assessment Grant award. As of July 1, 1999, a community may borrow up to \$1 million.

Who is eligible?

Cities, towns and counties. A private or nonprofit entity may be a coapplicant but must apply with a city, town or county.

Funding

The state legislature allocated \$10 million through fiscal year 2000 to the Environmental Remediation Revolving Loan Fund. Interest rates are 2.5 percent if the loan term is for fewer than 10 years and 3 percent if the loan term is 10 to 20 years. Loan terms are flexible up to 20 years. Loan recipients may be eligible to defer principal payments on loans for up to two years to provide time to budget for loan payments. Communities may partner with a third party, and the third party (i.e., a developer) may repay the debt under certain circumstances.

Loans are available on an ongoing basis, and applications are due the third Friday of each month. There is no application fee. Before submitting an application, the political subdivision should arrange a pre-application conference call with IDFA.





BROWNFIELDS SITE ASSESSMENT GRANTS

Indiana Development Finance Authority

1 N. Capitol, Ste. 320
Indianapolis, IN 46204

Calvin Kelly
(317) 233-4332
ckelly@idfa.state.in.us
www.state.in.us/idfa

Description of funding or service

A Site Assessment Grant helps a city, town or county finance site assessment costs for an identified brownfield in its jurisdiction. Assessment costs eligible for grant funding include Phase I and Phase II site evaluations and related testing. Remediation costs and reimbursement for prior testing and monitoring activities are not eligible.

Maximum grant award or service benefits

\$50,000 per applicant per round

Who is eligible?

Cities, towns and counties. A private or nonprofit entity may be a coapplicant but must apply with a city, town or county.

Funding

As part of the \$ 10 million allocated to the Environmental Remediation Revolving Loan Fund by the state legislature through fiscal year 2000, grants for site assessments will be awarded in two rounds each fiscal year. In each round, applicants will be competitively evaluated in one of two categories depending on community size. Grant dollars will be allocated to categories by percentage based on population estimates and number of potential applicants in each category. There is no application fee. Remediation plans must be approved by the Indiana Department of Environmental Management before application approval.

CATEGORY ONE: Political subdivisions with populations of 35,000 or more

CATEGORY TWO: Political subdivisions with populations of fewer than 35,000 and all other political subdivisions

If there is insufficient demand in any category in any round, the remaining dollars may be shifted to qualifying projects in the other category. Applicants will be scored on the following criteria:

- Economic factors
- Leverage of funds
- Local support for project
- Economic development potential for site - subjective
- Geographical distribution of grant money



COMMUNITY PLANNING FUND

Indiana Department of Commerce
COMMUNITY DEVELOPMENT DIVISION

1 N. Capitol, Ste. 600
Indianapolis, IN 46204

Mary Beth Schmucker or
Field Representative
(800) 824-2476 or (317) 232-8911

Description of funding or service

The Community Planning Fund encourages long-range community planning. The program helps defray the costs of economic development strategies, target area studies, capital-improvement plans and feasibility studies.

Maximum award or service benefits

Up to \$10,000 available for individual groups or communities.
Up to \$15,000 for a joint application between two or more communities.
Up to \$20,000 for multi-county projects.
A minimum 1:1 local match is required.

Who is eligible?

Cities, towns, counties and nonprofit organizations.

Funding

This is a state funded program with three annual funding rounds. Applicants must submit letters of intent prior to applications. Please call your Community Development Division field representative for deadlines and technical assistance.

Typical projects that can use this resource

Feasibility studies, project plans, market studies, redevelopment plans, reviews and assessments, and strategic planning for a variety of issues including affordable housing, land use, utilities, and historic preservation.





COMMUNITY FOCUS FUND - PLANNING GRANT PROGRAM

Indiana Department of Commerce
COMMUNITY DEVELOPMENT DIVISION

1 N. Capitol, Ste. 600
Indianapolis, IN 46204

Mary Beth Schmucker or
Field Representative
(800) 824-2476 or (317) 232-8911

Description of funding or service

The Community Focus Fund-Planning Grant Program serves as a complement to the Community Focus Fund Program. The grants help communities develop feasibility plans for future projects, including infrastructure, land use, economic development, downtown revitalization, and historic preservation.

Maximum award or service benefits

Up to \$50,000 available per applicant. Local match of at least 10 percent of the total project cost is required.

Who is eligible?

Small cities, towns and counties. Applicants include non-entitlement communities (under 50,000 population) and counties. (Lake is the only entitlement county.) The project must benefit low to moderate income persons or eliminate blight in communities.

Funding

This is a federally funded program. Applications are accepted on a monthly basis, and applicants must submit letters of intent at least one month before their applications. Interested communities should contact their Community Development Division field representative for technical assistance.

Typical projects that can use this resource

Feasibility studies, preliminary engineering reports, project plans, redevelopment plans and environmental reviews and assessments.



INDUSTRIAL RECOVERY SITE (DINOSAUR BUILDING)

Indiana Department of Commerce
COMMUNITY DEVELOPMENT DIVISION

1 N. Capitol, Ste. 600
Indianapolis, IN 46204

Deanna Jeffrion
(800) 824-2476 or (317) 232-8917
djeffrion@commerce.state.in.us
www.state.in.us/doc

Description of funding or service

Many large buildings stand vacant that once were used for mills, foundries and large manufacturers and are obsolete for today's new production methods and technologies. This program offers special tax benefits to offset the cost of adaptive reuse. A county or municipality with a planned project for reuse of a "dinosaur building" may apply to the Indiana Enterprise Zone Board for designation and eligible tax benefits. Tax benefits are available for 10 years from the date of project approval.

Maximum grant award or service benefits

Minimum and Maximum Award Amount:

- Industrial Recovery Tax Credit - A state tax credit against the cost of remodeling, repair or betterment of the building or complex of buildings, awarded on the following scale.
 - At least 20 years, but less than 30 years old ---- 15%
 - At least 30 years, but less than 40 years old -- 20%
 - At least 40 years old ----- 25%
- Local Option Inventory Tax Credit - A municipality or county has the option of awarding an Inventory Tax Credit to tenants of a dinosaur building.

Who is eligible?

To be designated an Industrial Recovery Site, a building must meet several parameters. The building or complex of buildings must contain at least 300,000 interior square feet, the building or complex must have been in service at least 20 years ago, and at least 75 percent of the interior floor space must have been vacant for at least two years.





URBAN ENTERPRISE ZONE PROGRAM

Indiana Department of Commerce
COMMUNITY DEVELOPMENT DIVISION

1 N. Capitol, Ste. 600
Indianapolis, IN 46204

Deanna Jeffrion
(800) 824-2476 or (317) 232-8917
djeffrion@commerce.state.in.us
www.state.in.us/doc

Description of funding or service

The Urban Enterprise Zone Program is intended to stimulate local community and business redevelopment in distressed areas. Businesses located within enterprise zones are eligible for certain tax benefits to stimulate reinvestment and create jobs:

- No property tax on business inventory within the zone.
- Exemption from Indiana gross income tax on the increase in receipts from the base year.
- State income tax credit for individuals purchasing an ownership interest in an enterprise zone business.
- State income tax credit on lender interest income (5 percent).
- A business may apply a credit to its gross income tax or adjusted gross income tax liability for wages paid to qualified employees.
- Qualified employee wages up to \$7,500 are exempt from state income tax.

Typical projects that can use this resource

Eligible zones may consist of up to four contiguous square miles. There are 23 enterprise zones in Indiana: Anderson, Bedford, Bloomington, Connersville, East Chicago, Elkhart, Evansville, Fort Harrison Reuse Authority, Fort Wayne, Gary, Grissom Aeroplex, Hammond, Indiana Army Ammunition Plant, Indianapolis, Jeffersonville, Kokomo, Lafayette, Marion, Michigan City, New Albany, Richmond, South Bend and Terre Haute.



ENTERPRISE ZONE BROWNFIELD SITE ASSESSMENT GRANTS

Indiana Department of Commerce

COMMUNITY DEVELOPMENT DIVISION

1 N. Capitol, Ste. 600
Indianapolis, IN 46204

Deanna Jeffrion

(800) 824-2476 or (317) 232-8917
djeffrion@commerce.state.in.us
www.state.in.us/doc

Description of funding or service

A site assessment grant helps an urban enterprise association, or a third party on whose behalf they apply, to finance site assessment costs for an identified brownfield site located in the enterprise zone. Assessment costs eligible for grant funding include Phase 1 and/or Phase 2 site evaluations and related testing. Remediation costs and reimbursement for prior testing and monitoring activities are not eligible.

Maximum grant award or service benefits

\$35,000 per applicant per round

Who is eligible?

Urban enterprise associations must be the lead applicant. However, they may apply on behalf of a third party if the property which is proposed for assessment is located within the enterprise zone.

Funding

Funding for this program is derived from businesses who participate in the enterprise zone program and realize at least \$1,000 in tax savings per year from the program. One percent of all tax savings from businesses which save at least \$1,000 from the program are deposited into what is known as the one percent fund.







HISTORIC PRESERVATION FUND

Indiana Department of Natural Resources

DIVISION OF HISTORIC PRESERVATION AND
ARCHAEOLOGY

402 W. Washington St., Rm. W274
Indianapolis, IN 46204

Steve Kennedy
(317) 232-1646
skennedy@dnr.state.in.us
www.state.in.us/dnr

Description of funding or service:

Rehabilitation, archaeological investigation, or preparation of planning documents for the future rehabilitation of historic properties listed in the National Register of Historic Places.

Maximum award or service benefits

\$2,000 - \$50,000

Who is eligible?

Municipal government agencies, educational institutions, and nonprofit organizations with 501(c)(3) status.

Funding

One annual funding round - proposal packets available in August. Completed project proposals must be submitted in October; funded projects begin in April the following year.

- U.S. Department of Interior, National Park Service funds 50/50 match

Typical projects that can use this resource

Any historic resource that is listed in the National Register. Special consideration is given to properties that are significantly threatened or endangered in some way. Preference is given to projects that will result in structural stabilization efforts as opposed to cosmetic repairs or the preparation of planning documents. Projects that have planning documents already in place (feasibility studies, architectural or engineering plans and specifications, etc.) generally have the best chance of receiving grants. All grants are awarded on a competitive basis.





HOMETOWN INDIANA

Indiana Department of
Natural Resources

DIVISION OF OUTDOOR RECREATION

402 W. Washington St., Rm. W 271
Indianapolis, IN 46204

Britt Long
(317) 232-4070
blong@dnr.state.in.us
www.state.in.us/dnr

Description of funding or service

Recreational land acquisition or facility construction or renovation.

Maximum award or service benefits

\$10,000 - \$200,000

Who is eligible?

Municipal corporations with an approved five-year Park and Recreation Master Plan. Contact DNR for planning guidelines.

Funding

Grant rounds and funding may vary pending biennial appropriations.

- State legislature funds
50/50 match

Typical projects that can use this resource

Any new or renovated park or indoor or outdoor recreational area, such as lakes, trails and playgrounds. Both indoor and outdoor facilities are eligible.



INDIANA WATERS

Indiana Department of Natural Resources

DIVISION OF OUTDOOR RECREATION

402 W. Washington St., Rm. W 271
Indianapolis, IN 46204

Britt Long
(317) 232-4070
blong@dnr.state.in.us
www.state.in.us/dnr

Description of funding or service

Land acquisition and facility development for fishing and boating access.

Maximum award or service benefits

\$10,000 - no cap

Who is eligible?

Park boards

Funding

Grant rounds and funding may vary pending federal appropriations.

- Federal funds
50/50 match

Typical projects that can use this resource

Any new or renovated outdoor park or recreational lake or river that provides access to boating and fishing. Development must directly relate to fishing (parking, restrooms, pier, boat launch, etc.).





LAND AND WATER CONSERVATION FUND

Indiana Department of Natural Resources

DIVISION OF OUTDOOR RECREATION

402 W. Washington St., Rm. W271
Indianapolis, IN 46204

Britt Long
(317) 232-4070
blong@dnr.state.in.us
www.state.in.us/dnr

Description of funding or service

The acquisition of land or the construction or renovation of indoor or outdoor recreation facilities.

Maximum award or service benefits

\$10,000 - \$100,000

Who is eligible?

Park Board with a DNR Outdoor Recreation approved five-year Park and Recreation Master Plan. Contact DNR for planning guidelines.

Funding

Grant rounds and funding may vary pending federal appropriations.

- Federal funds
- 50/50 match

Typical projects that can use this resource

Any new or renovated park or outdoor recreational area, such as the development of lakes, trails, and interpretive facilities. Both indoor and outdoor facilities are eligible.



RECREATIONAL TRAILS PROGRAM

Indiana Department of Natural Resources

DIVISION OF OUTDOOR RECREATION

402 W. Washington St., Rm. W 271
Indianapolis, IN 46204

Britt Long
(317) 232-4070
blong@dnr.state.in.us
www.state.in.us/dnr

Description of funding or service

Land acquisition or development of multi-use trails.

Maximum award or service benefits

\$10,000 - \$100,000

Who is eligible?

All units of government and nonprofit organization with 501(c)(3) status.

Funding

Grant rounds and funding may vary pending federal appropriations.

- Federal funds
80/20 match

Typical projects that can use this resource

Construction of multi-use trails, including motorized, on municipally or nonprofit owned trails. Trails must be open to the public.





SHOOTING RANGE PROGRAM

Indiana Department of
Natural Resources

DIVISION OF OUTDOOR RECREATION

402 W. Washington St., Rm. W 271

Britt Long

(317) 232-4070

blong@dnr.state.in.us

www.state.in.us/dnr

Description of funding or service

Development only for rifle, handgun, shotgun or archery opportunities.

Maximum award or service benefits

\$10,000 - no cap

Who is eligible?

All units of government and nonprofit organizations with 501(c)(3) status.

Funding

Grant rounds and funding may vary pending federal appropriations.

- Federal funds
75/25 match

Typical projects that can use this resource

Development of any new or existing shooting range.



WABASH RIVER HERITAGE CORRIDOR FUND

Indiana Department of
Natural Resources

DIVISION OF OUTDOOR RECREATION

402 W. Washington St., Rm. W 271
Indianapolis, IN 46204

Britt Long
(317) 232-4070
blong@dnr.state.in.us
www.state.in.us/dnr

Description of funding or service

Recreational land acquisition and facility enhancement for conservation and recreational development along the historic transportation corridor of the Wabash River.

Maximum award or service benefits

\$4 million

Who is eligible?

Park boards in 19 counties along the Wabash River corridor.

Funding

Grant rounds and funding may vary pending biennial approval.

- State legislature funds
80/20 match

Typical projects that can use this resource

Land acquisition or the development of recreation facilities, such as trails, shelters, overlooks and parking.



APPENDIX E





CHDO WORKS

Indiana Housing Finance Authority

115 W. Washington St., Ste. 1350
South Tower
Indianapolis, IN 46204-3413

Development Specialist

(317) 232-7777 or (800) 872-0371
withing Indiana
www.state.in.us/ihfa

Description of funding or service

Grants funded by the HOME Investment Partnerships Program and used for supplemental operating funds by a state-certified Community Housing Development Organization (CHDO) that is a 501(c)(3) or(c)(4) corporation. The purpose of the grant is to expand recipient's ability to produce affordable housing units.

Maximum award or service benefits

\$30,000 per year.

Who is eligible?

State-certified Community Housing Development Organizations that are 501(c)(3) or (c)(4) corporations and are serving non-participating jurisdiction areas. Participating jurisdictions include Anderson, Bloomington, East Chicago, Evansville, Fort Wayne, Gary, Hammond, Indianapolis, Lake County, Muncie, St. Joseph County Consortium, Terre Haute, and Tippecanoe County Consortium.

Funding

All Award recipients are expected to receive funding for a CHDO-eligible, HOME-funded housing development within 24 months of receiving the grant. These activities include transitional housing, rental housing, lease-purchase projects, and homebuyer projects.

Applications are accepted during 3 funding rounds each year. Forms can be downloaded from the IHFA web site.

Typical projects that can use this resource

State-certified CHDOs can use the grant to hire their first full-time staff person, hire an additional full-time staff person dedicated to housing, expand the job function of existing staff in order to undertake a new type of housing activity, train existing staff, or purchase/upgrade office equipment that would increase the efficiency of the organization.







FOUNDATIONS

Indiana Housing Finance Authority

115 W. Washington St., Ste. 1350
South Tower
Indianapolis, IN 46204-3413

Development Specialist

(317) 232-7777 or (800) 872-0371
withing Indiana
www.state.in.us/ihfa

Description of funding or service

Grants for housing needs assessments, feasibility studies, Pre-development Loans or Seed Money Loans for state-certified Community Housing Development Organizations. Housing activities must benefit low and moderate income people.

Maximum award or service benefits

Housing needs assessments (CDBG) - up to \$50,000

LOCAL POPULATION	BASE AMOUNT
0-10,000	\$20,000
10,001 to 15,000	\$25,000
Over 15,000 or County-wide	\$30,000
Multi-County	\$50,000

Feasibility studies (CDBG) - up to \$50,000

Pre-development Loans or Seed Money Loans for CHDOs (HOME) - up to \$50,000, 0% interest for 24 months

Who is eligible?

Applicants for Community Development Block Grant (CDBG) funds (housing needs assessments and feasibility studies) must be local units of government in non-entitlement communities. Entitlement communities include Anderson, Bloomington, East Chicago, Evansville, Fort Wayne, Gary, Hammond, Indianapolis, Kokomo, Lafayette, Lake County, Mishawaka, Muncie, New Albany, South Bend, Terre Haute, West Lafayette.

Applicants for HOME Investment Partnerships Program (HOME) funds (Pre-development Loans or Seed Money Loans for CHDOs) must be state-certified Community Housing Development Organizations (CHDOs) that are 501(c)(3) or (c)(4) corporations and serve non-participating jurisdiction areas. Participating jurisdiction areas include Anderson, Bloomington, East Chicago, Evansville, Fort Wayne, Gary, Hammond, Indianapolis, Lake County, Muncie, St. Joseph County Consortium, Terre Haute, and Tippecanoe County Consortium.

(Appendix E-2, continue on the back)





Funding

CDBG applications (housing needs assessments and feasibility studies) must propose a leverage contribution to the project from non-federal sources of funds equal to 10% of the grant request. CHDO loans have no match requirement.

Applications are accepted three times a year. Forms can be downloaded from the IHFA web site.

Typical projects that can use this resource

.....

Housing Needs Assessments

Research, data gathering, and preparation of housing related plans or a housing needs assessment or updates to a previous plan or needs assessment.

Feasibility Studies

Expenses related to determining the feasibility of a housing development targeting low- and moderate-income people such as cost estimates, market affordability assessment, funding requirements, etc.

CHDO Predevelopment Loans

Pre-development activities related to a proposed affordable housing development for low- and moderate-income people. Eligible costs include professional fees, preliminary architectural and engineering plans, site control, and options to purchase the property.

CHDO Seed Money Loans

Predevelopment activities related to a proposed affordable housing development serving low- and moderate-income people. Eligible costs include final architectural or engineering plans, loan reservation fees, or permit fees.



HOUSING FROM SHELTERS TO HOMEOWNERSHIP

Indiana Housing Finance Authority

115 W. Washington St., Ste. 1350
South Tower
Indianapolis, IN 46204-3413

Development Specialist

(317) 232-7777 or (800)872-0371
withing Indiana
www.state.in.us/ihfa

Description of funding or service

Grants and loans for the development of affordable housing for low- and moderate-income people.

Preference is given to applications that:

- Meet the housing needs of local communities
- Attempt to serve the very low income levels of 30% of area median income
- Are ready to proceed upon receipt of the award
- Revitalize existing neighborhoods
- Are energy efficient and of the highest quality materials within a reasonable cost structure

Maximum award or service benefits

HOME and CDBG funds:

\$750,000 per application (\$300,000 for owner-occupied rehabilitation or homeownership counseling/down payment assistance.)

\$35,000 per 0-bedroom unit

\$40,000 per 1-2 bedroom unit

\$50,000 per 3 or more bedroom unit and migrant/seasonal farmworker housing

\$20,000 per bed for emergency and youth shelters

Low Income Housing Trust Fund loans:

\$500,000 per loan application

\$85,000 per unit for lease-purchase and homebuyer projects

\$75,000 per unit for all other types of housing projects.

Who is eligible?

HOME funds: local units of government, townships, public housing authorities, CHDOs, and 501(c)(3) or (c)(4) not-for-profit organizations serving non-participating jurisdiction areas*

CDBG funds: local units of government from non-entitlement communities**

Low Income Housing Trust Fund loans: 501(c)(3) or (c)(4) not-for-profit organizations and public housing authorities anywhere within the State of Indiana

(Appendix E-3, continue on the back)



APPENDIX **E-3**



*Participating jurisdiction areas include Anderson, Bloomington, East Chicago, Evansville, Fort Wayne, Gary, Hammond, Indianapolis, Lake County, Muncie, St. Joseph County Consortium, Terre Haute, and Tippecanoe County Consortium.

** Entitlement communities includes Anderson, Bloomington, East Chicago, Evansville, Fort Wayne, Gary, Hammond, Indianapolis, Kokomo, Lafayette, Lake County, Mishawaka, Muncie, New Albany, South Bend, Terre Haute, West Lafayette.

Funding

HOME applications must propose eligible match contribution to the project from non-federal sources of funds equal to 25% of the grant request. CDBG and Trust Fund applications must propose a leverage contribution to the project from non-federal sources of funds equal to 10% of the grant or loan request.

Projects must benefit individuals earning at or below 80% of the area median income for the county in which it will be located. HOME funded rental projects must benefit individuals earning at or below 60% of the area median income.

Applications for CDBG, HOME, and Trust Fund are accepted during three funding rounds a year. Forms can be downloaded from the IHFA web site.

Typical projects that can use this resource

HOME funds - Transitional housing, rental housing, lease-purchase programs, homebuyer projects, homeownership counseling/down payment assistance, and owner-occupied rehabilitation

CDBG funds - Emergency shelters, youth shelters, transitional housing rehabilitation, rental housing rehabilitation, migrant/seasonal farm worker housing, owner-occupied rehabilitation, voluntary acquisition/demolition.

Trust Fund loans - All activities funded by either HOME or CDBG.

Indiana Housing Finance Authority

Development and Compliance Region

115 W. Washington St., Ste. 1350
South Tower
Indianapolis, IN 46204-3413

(800) 872-0371 Toll Free
(317) 232-7777 Phone
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www.state.in.us/ihfa

Northwest

Development Specialist

Jacob Sipe
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Aaron Bailey
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Northeast

Development Specialist

Shannon Fountain
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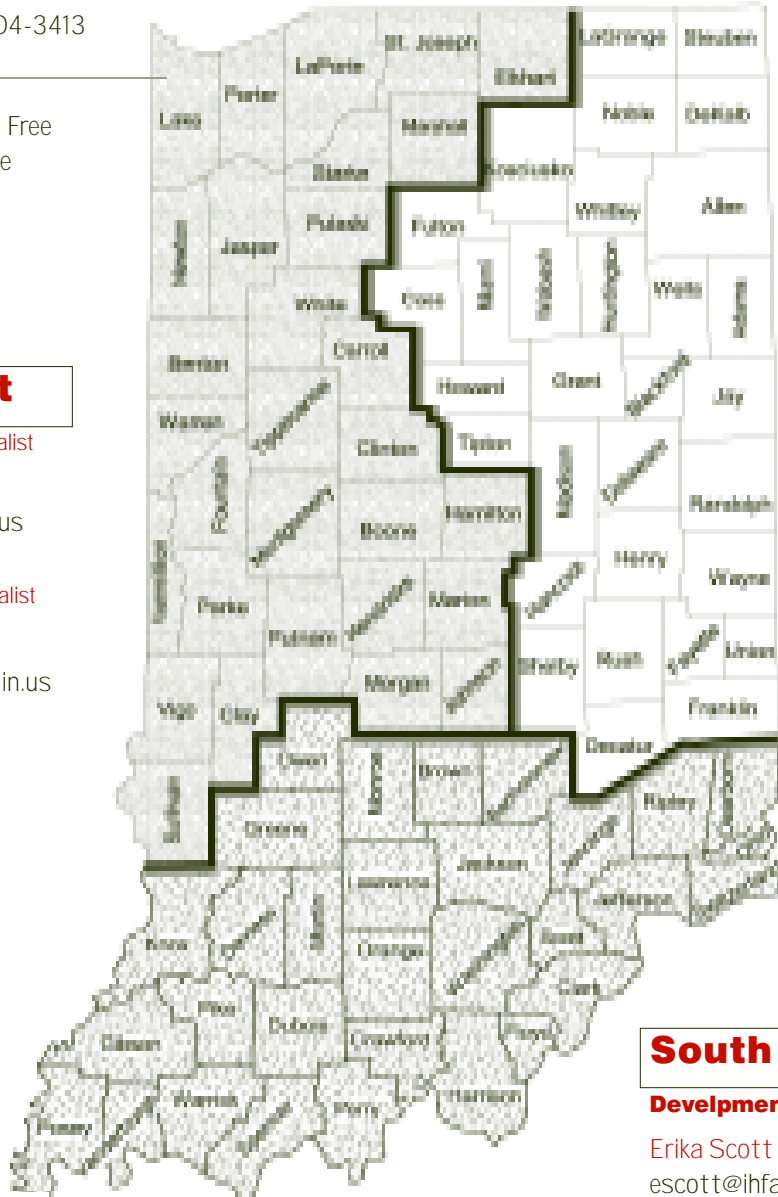
South

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COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

U.S. Department of Housing and Urban Development

OFFICE OF SENIOR COMMUNITY
BUILDER/COORDINATOR

151 N. Delaware St., Ste. 1200
Indianapolis, IN 46204-2526

Eleanor Granger
(317) 226-5293
Eleanor_Granger@hud.com
www.hud.gov

Description of funding or service

Brownfields Economic Development Initiative funds can be used to clean up and redevelop brownfields, which are abandoned, idled or underutilized industrial and commercial sites that may also be environmentally contaminated. The brownfields initiative brings together four different types of assistance available to communities from HUD: Community Development Block Grants, Section 108 Loans, Economic Development Initiative and Lead-Based Paint Hazard Control Grant Program. This initiative primarily benefits low-income residents in and around brownfields.

CDBGs can be used to revitalize neighborhoods, expand affordable housing and economic opportunities, and improve community facilities and services. All activities must meet one of three national objectives: benefit low- and moderate-income persons; prevent or eliminate slums or blight; or meet other urgent community development needs.

Maximum award or service benefits

Formula grant awards are made annually by HUD to entitlement communities and states, according to relative need.

Who is eligible?

Entitlement communities (metropolitan cities and urban counties) and states who fund nonentitlement communities are eligible. Funds can be subgranted by local governments to nonprofit and for-profit entities.

Funding

Annual direct grants to entitlement communities.

Nonentitlement communities may apply for competitive grants through the state of Indiana.

Typical projects that can use this resource

Property acquisition, reconstruction/rehabilitation of housing and other property, construction of public facilities and other improvements, assistance to for-profit businesses for special economic development activities, site preparation/environmental site assessment and outdoor remediation, demolition and clearance of property, and rehabilitation of public real property.





ECONOMIC DEVELOPMENT INITIATIVE

U.S. Department of Housing and
Urban Development

OFFICE OF SENIOR COMMUNITY
BUILDER/COORDINATOR

151 N. Delaware St., Ste. 1200
Indianapolis, IN 46204-2526

Eleanor Granger
(317) 226-5293
Eleanor_Granger@hud.com
www.hud.gov

Description of funding or service

Brownfields Economic Development Initiative funds can be used to clean up and redevelop brownfields, which are abandoned, idled or underutilized industrial and commercial sites that may also be environmentally contaminated. The brownfields initiative brings together four different types of assistance available to communities from HUD: Community Development Block Grants, Section 108 Loans, Economic Development Initiative and Lead-Based Paint Hazard Control Grant Program. This initiative primarily benefits low-income residents in and around brownfields.

The Economic Development Initiative provides grants that can be used to enhance the security of Section 108 Loans and the feasibility of large economic development and revitalization projects financed by local governments.

Maximum award or service benefits

The maximum grant award is determined with each Super NOFA (Notice of Fund Availability) round. Funds must be used to enhance or improve the viability of projects financed with Section 108 Loan funds.

Who is eligible?

Entitlement communities (metropolitan cities and urban counties) and states. Nonentitlement communities may apply, provided the state pledges Community Development Block Grant funds.

Funding

National competition. HUD awards EDI funds as competitive project grants in conjunction with Section 108 Loan commitments.

Typical projects that can use this resource

Property acquisition, reconstruction/rehabilitation of housing and other property, construction of public facilities and other improvements, assistance to for-profit businesses for special economic development activities, site preparation/environmental site assessment and remediation, demolition and clearance of property, and rehabilitation of public real property.



LEAD-BASED PAINT HAZARD CONTROL GRANT PROGRAM

U.S. Department of Housing and Urban Development

OFFICE OF SENIOR COMMUNITY
BUILDER/COORDINATOR

151 N. Delaware St., Ste. 1200
Indianapolis, IN 46204-2526

Eleanor Granger
(317) 226-5293
Eleanor_Granger@hud.com
www.hud.gov

Description of funding or service

Brownfields Economic Development Initiative funds can be used to clean up and redevelop brownfields, which are abandoned, idled or underutilized industrial and commercial sites that may also be environmentally contaminated. The brownfields initiative brings together four different types of assistance available to communities from HUD: Community Development Block Grants, Section 108 Loans, Economic Development Initiative and Lead-Based Paint Hazard Control Grant Program. This initiative primarily benefits low-income residents in and around brownfields.

The Lead-Based Paint Program funds activities to reduce dangers from lead-contaminated dust, soil and paint in private homes and apartments built before 1978 that are owned or rented by low-income families.

Maximum award or service benefits

Maximum award is determined with each Super NOFA (Notice of Fund Availability) round.

Who is eligible?

State and local governments.

Funding

National competition. HUD funds two types of competitive grants:

- For privately owned housing, grants range from \$1 million to \$6 million.
- For housing units on Superfund/brownfield sites, grants range from \$500,000 to \$2 million.

Typical projects that can use this resource

Inspection and testing of homes for lead-based paint and lead-contaminated dust and soil; removal, enclosure, encapsulation or replacement of lead hazards; engineering and architectural costs that support lead hazard reduction; liability insurance; blood testing of young children; temporary relocation of families during hazard control; community education and outreach; data collection, analysis and evaluation of hazards; and pre- and post-hazard reduction testing. Program also funds up to 10 percent of administrative costs incurred by the grantee for program planning and management costs for subgrantees.





SECTION 108 LOAN GUARANTEE PROGRAM

U.S. Department of Housing and
Urban Development

OFFICE OF COMMUNITY BUILDERS

151 N. Delaware St., Ste. 1200
Indianapolis, IN 46204-2526

Eleanor Granger
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Description of funding or service

Brownfields Economic Development Initiative funds can be used to clean up and redevelop brownfields, which are abandoned, idled or underutilized industrial and commercial sites that may also be environmentally contaminated. The brownfields initiative brings together four different types of assistance available to communities from HUD: Community Development Block Grants, Section 108 Loans, Economic Development Initiative and Lead-Based Paint Hazard Control Grant Program. This initiative primarily benefits low-income residents in and around brownfields.

Section 108 enables Community Development Block Grant recipients to obtain federally guaranteed loans that can enhance feasibility of large economic development projects and other revitalization activities. Activities must meet CDBG program requirements.

Maximum award or service benefits

Eligible applicants may apply for up to five times their CDBG entitlement, minus any outstanding Section 108 commitments and principal balances on Section 108 loans. Maximum loan term is 20 years.

Who is eligible?

Entitlement communities (metropolitan cities and urban counties) and states. Nonentitlement communities may apply, provided the state pledges the CDBG funds needed to secure the loan.

Funding

Communities may apply anytime on a noncompetitive basis. Local governments are required to pledge annual CDBG funds along with additional security as collateral for the loan guarantee.

Typical projects that can use this resource

Property acquisition, reconstruction/rehabilitation of housing and other property, construction of public facilities and other improvements, assistance to for-profit businesses for special economic development activities, site preparation/environmental site assessment and remediation, demolition and clearance of property, and rehabilitation of public real property.



CONGESTION MITIGATION AND AIR QUALITY IMPROVEMENTS

Indiana Department of
Transportation

100 N. Senate Ave., Rm. 848
Indianapolis, IN 46204

Janice Osadczuk
(317) 232-5112
josadczuk@indot.state.in.us
www.state.in.us/dot

Description of funding or service

Through INDOT, the U.S. Department of Transportation makes funding available for transportation projects and programs that help meet the requirements of the Clean Air Act.

Maximum award or service benefits

Determined on a project specific basis.

Who is eligible?

CMAQ funding is available for areas that do not meet the National Ambient Air Quality Standards - nonattainment areas - as well as former nonattainment areas that are now in compliance, maintenance areas and areas found to be out of attainment of the new air quality standards for ozone and particulate matter.

Funding

Total funding level for the CMAQ program for the entire United States will be \$8.1 billion for the six years of the act. CMAQ funding authorizes highway, highway safety, transit and other surface transportation programs for the next six years.

Funds are distributed to the states based on a formula that considers an area's population by county and the severity of its air quality problems within the nonattainment or maintenance area.

The federal share for most eligible activities and projects is 80 percent (90 percent if used for certain interstate system activities). Twenty percent matching funds are required for the projects.

Typical projects that can use this resource

Programs to improve public transit, traffic flow, ride share programs, public education and related outreach projects designed to reduce transportation related air quality impacts, traffic management and monitoring systems, bicycle/pedestrian facilities and projects, and other transportation control measures, including inspection and maintenance programs.





TRANSPORTATION ENHANCEMENTS

Indiana Department of Transportation

100 N. Senate Ave., Rm. 848
Indianapolis, IN 46204

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josadcuk@indot.state.in.us
www.state.in.us/dot

Description of funding or service

The U.S. Department of Transportation provides funding for transportation enhancement activities.

Maximum award or service benefits

Determined on an individual project basis.

Who is Eligible?

Activities must relate to surface transportation.

Funding

Funded through a 10 percent set-aside from surface transportation program funds. Provides innovative financial alternatives for meeting matching requirements.

Transportation enhancement funding includes 1 percent of the transit urbanized area formula funds distributed to areas with populations greater than 200,000. Those funds must be used for transit enhancement projects. INDOT can provide guidance concerning the use of the Intermodal Surface Transportation Efficiency Act if the projects qualify and are applicable.

Typical projects that can use this resource

Bicycle and pedestrian facilities; acquisition of scenic easements and scenic or historic sites; scenic or historic highway programs; landscaping; rehabilitation and operation of historic transportation buildings, structures or facilities; preservation of abandoned transportation corridors; archaeological planning and research; control and removal of outdoor advertising; mitigation of water pollution due to highway runoff; safety education activities for pedestrians and bicyclists; establishment of transportation museums; projects to reduce vehicle-caused wildlife mortality; and provision of tourist and welcome center facilities.



TRANSPORTATION, COMMUNITY, SYSTEM PRESERVATION PILOT PROGRAM

Federal Highway Administration

575 N. Pennsylvania St., Rm. 254
Indianapolis, IN 46204

Joyce Newland
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Description of funding or service

The Transportation and Community and System Preservation Pilot Program provides funding for a comprehensive initiative including planning grants and research to investigate and address the relationship among transportation, community and system preservation and to identify private-sector based initiatives.

Maximum award or service benefits

Determined on an individual project basis.

Who is eligible?

States, local governments and metropolitan planning organizations involved in strategies to obtain funding under title 23 or chapter 53 of title 49 of the U.S. Code.

Funding

In allocating funds, the secretary shall ensure equity of distribution among a diversity of populations and geographic regions. Priority for implementation grants will be given to applicants that have instituted preservation or development plans and programs that:

- Meet the requirements of title 23 or chapter 53 of title 49 of the U.S. Code.
- Are coordinated with state and local adopted preservation or development plans;
- Promote cost-effective and strategic investment in transportation infrastructure that minimize adverse impacts of the environment; or
- Promote innovative private sector strategies.

Typical projects that can use this resource

Any activity relating to the purpose of the TCSP Pilot Program and deemed appropriate by the secretary of transportation, including corridor preservation activities necessary to implement transit oriented development plans, traffic calming measures, or other coordinated preservation practices, including:

- Spending policies that direct funds to high growth areas,
- Urban growth boundaries to guide metropolitan expansion,
- Green corridors that provide access to major highway corridors for efficient and compact development, and
- Similar programs or policies.



**We welcome your
comments**

Correspond via the World Wide Web at
www.state.in.us

Call...
[\(800\) 451-6027](tel:8004516027)

Or send mail to...
Indiana Department of Environmental Management
Brownfields Program

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This Brownfields Redevelopment Resource Guide can be found on the Web at

www.state.in.us/idem/olq/brownfields.

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